128.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,000 / 732,000
					USE VALUE:	732,000 / 732,000
					ASSESSED:	732,000 / 732,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KING ANN/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	43 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KING WILLIAM F & ANN -
Owner 2:	-
Street 1:	43 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4726.000	278,900	3,700	449,400	732,000
Total Card	0.108	278,900	3,700	449,400	732,000
Total Parcel	0.108	278,900	3,700	449,400	732,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.28 /Parcel: 497.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 83475
GIS Ref:
GIS Ref:
Insp Date: 03/09/18

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,900	3700	4,726.	449,400	732,000		Year end	12/23/2021
2021	101	FV	270,800	3700	4,726.	449,400	723,900		Year End Roll	12/10/2020
2020	101	FV	270,900	3700	4,726.	449,400	724,000	724,000	Year End Roll	12/18/2019
2019	101	FV	226,200	3700	4,726.	421,300	651,200	651,200	Year End Roll	1/3/2019
2018	101	FV	226,200	3700	4,726.	348,300	578,200	578,200	Year End Roll	12/20/2017
2017	101	FV	226,200	3700	4,726.	320,200	550,100	550,100	Year End Roll	1/3/2017
2016	101	FV	226,200	3700	4,726.	292,100	522,000	522,000	Year End	1/4/2016
2015	101	FV	213,700	3700	4,726.	286,500	503,900	503,900	Year End Roll	12/11/2014

!10067!

PRINT

Date	Time
12/30/21	10:03:05

LAST REV

Date	Time
06/08/21	12:10:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10067

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING WILLIAM F	1514-100		8/29/2017	Convenience	1	No	No		WILLIAM F KING D.O.D. 1/7/2014 BK 00781 PG 15
	781-156		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
12/31/2008	Meas/Inspect	372	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83475
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4726		Sq. Ft.	Site		0	80.	1.19	9									449,424						449,400	

Total AC/HA:	0.10849	Total SF/SM:	4726	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,424	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378924
Depreciation:	100036
Depreciated Total:	278888

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

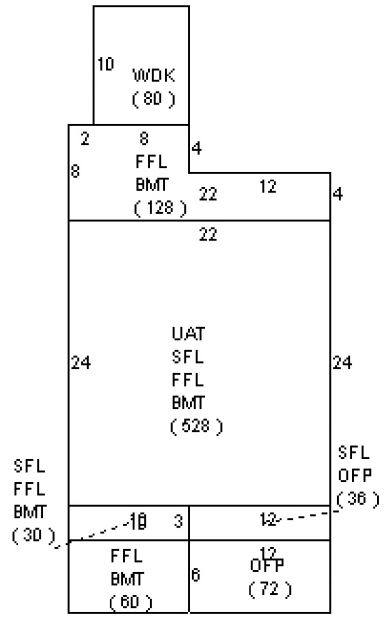
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	115.92
Final Total:	278900	Val/Su SzAd	208.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	746	53.580	39,972
FFL	First Floor	746	178.610	133,240
SFL	Second Floor	594	178.610	106,092
UAT	Upper Attic	132	125.020	16,503
OFP	Open Porch	108	31.140	3,363
WDK	Deck	80	15.680	1,254

Net Sketched Area:	2,406	Total:	300,424
Size Ad	1340	Gross Area	2802	FinArea	1472
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700